

Impact Fee Calculation Worksheet

Development Name:

THE LAKES OF PRESTON VINEYARDS
VILLAGES, PHASE 4

Assessment Date:

5-Dec-00

Applicant Name:

DOUGLAS PROPERTIES

Case Number:

Water Utilities		Input #	Equivalency	Service	Water Impact Fees	
Land Use Category	Basis	of Basis	Factor	Units	Lines and Valves	Storage and Pumping
Single Family	Lots		1.00	0	\$0	\$0
Mobile Home	Lots		0.81	0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0
Duplex	Lots	142	0.70	99.4	\$18,290	\$20,278
Multi-family	Units		0.90	0	\$0	\$0
Public and Semi-Public						
- School	Acre		2.64	0	\$0	\$0
- Public Hospital	Bed		0.98	0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.32	0	\$0	\$0
Parks and Open Spaces	Acre		0.27	0	\$0	\$0
Retail	Acre		2.60	0	\$0	\$0
Commercial	Acre		3.00	0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.52	0	\$0	\$0
Airport	Acre		1.58	0	\$0	\$0
Industrial	Acre		1.58	0	\$0	\$0
Totals					\$18,290	\$20,278

Waste Water Utilities		Input #	Equivalency	Service	Waste Water Impact Fees		
Land Use Category	Basis	of Basis	Factor	Units	Lines	Lift Stations	Treatment
Single Family	Lots		1.00	0	\$0	\$0	\$0
Mobile Home	Lots		0.79	0	\$0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0	\$0
Duplex	Lots	142	0.71	100.82	\$30,851	\$1,210	\$20,668
Multi-family	Units		0.90	0	\$0	\$0	\$0
Public and Semi-Public							
- School	Acre		2.63	0	\$0	\$0	\$0
- Public Hospital	Bed		1.06	0	\$0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.33	0	\$0	\$0	\$0
Parks and Open Spaces	Acre		0.18	0	\$0	\$0	\$0
Retail	Acre		2.65	0	\$0	\$0	\$0
Commercial	Acre		1.06	0	\$0	\$0	\$0
Office (per 1,000 sf)	M.S.F.		0.53	0	\$0	\$0	\$0
Airport	Acre		1.59	0	\$0	\$0	\$0
Industrial	Acre		1.59	0	\$0	\$0	\$0
Totals					\$30,851	\$1,210	\$20,668

Thoroughfares		Input #	Equivalency	Service	Service	Thoroughfare
Note: Input Z in SA for flat 12K rate.		of Basis	Factor	Units	Area (SA)	Fees
Land Use Category	Basis					
Residential (SF)/Single Family	Lots		1.00	0		\$0
Residential (SF)/Mobile Home	Lots		1.00	0		\$0
Residential (SF)/Duplex	Lots	142	1.00	142	1B	\$250,914
Residential (MF)/Townhouse	Lots		0.61	0		\$0
Residential (MF)/Multi-family	Units		0.61	0		\$0
Public and Semi-Public						
- School	Acre		1.60	0		\$0
- Public Hospital	Acre		1.60	0		\$0
- Other Public\Semi-Pub.	Acre		1.60	0		\$0
Parks and Open Spaces	Acre		0.10	0		\$0
Retail	Acre		17.30	0		\$0
Commercial	Acre		17.30	0		\$0
Office	Acre		4.50	0		\$0
Industrial	Acre		1.40	0		\$0
Total Thoroughfare Impact Fees						\$250,914

Land Dedication or Park Fees		Input #	Equivalency	Land	Park
	Basis	of Basis	Factor	Dedication	Fee in Lieu
Land Use Category				Acres	of Land
Single Family	Lots		1.00	0.00	\$0
Mobile Home	Lots		1.00	0.00	\$0
Townhouse	Lots		1.00	0.00	\$0
Duplex	Lots	142	1.00	1.42	\$134,900

Multi-family	Units		1.00	0.00	\$0
Land = 1: Fees = 2	2		Totals	1.42	\$134,900

Impact Fee Calculation Summary Sheet

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Water Utilities Impact Fees		Fee Totals	Credits	Remaining Due
Lines and Valves		\$18,290		\$18,290
Storage and Pumping		\$20,278		\$20,278
Total Water Utilities		\$38,567		\$38,567
Waste Water Utilities Impact Fees				
Lines		\$30,851		\$30,851
Lift Stations		\$1,210		\$1,210
Treatment		\$20,668		\$20,668
Total Waste Water Utilities		\$52,729		\$52,729
Thoroughfare Impact Fees		\$250,914		\$250,914
Park Land Dedication or Park Fee		Acres	Fee	
		0.00	\$134,900	\$134,900
Total Impact Fees Assessed and Due			\$477,110	\$0
				\$477,110

Notes: